

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MARYLAND  
(Greenbelt Division)

In re:

\*

Smokecraft Clarendon, LLC

\*

Case No: 24-13609

(Chapter 11)

Debtor

\*

\* \* \* \* \*

**CAPITAL BANK’S WITNESS/EXHIBIT LIST  
FOR APRIL 22, 2025, MOTION TO VALUE HEARING**

Capital Bank, National Association (“Capital Bank”), by counsel, submits this Witness/Exhibit list for use at the hearing on the Motion to Value, which hearing is scheduled for April 22, 2025 (the “Hearing”).

In accordance with the Court’s protocols, undersigned counsel briefly met and conferred with counsel for Smokecraft Clarendon, LLC (the “Debtor”) and the Debtor does not have any objections to Capital Bank’s exhibits identified below as: CB01, CB02, CB04, CB05, and CB06. While there is no stipulation as to the remaining Debtor exhibits at this time, the parties intend to continue to review and discuss the remaining exhibits prior to the Hearing.

**Capital Bank’s Witness List**

Capital Bank does not anticipate calling any witnesses at the Hearing, but reserves the right to call any witnesses named by the Debtor and also reserves the right to supplement this Witness List, as necessary, prior to the April 22, 2025 hearing.

**Capital Bank’s Exhibit List**

<b>Exhibit No.</b>	<b>Description</b>	<b>Offered</b>	<b>Objection</b>	<b>Admitted</b>
CB01	Proof of Claim 7- Capital Bank			
CB02	Payoff Statement as of 1.10.25			
CB03	Capital Bank’s Appraisal			
CB04	Lease between KBSIII 3003 Washington, LLC and Debtor dated May, 2019			
CB05	Security Agreement between Debtor and Capital Bank dated 1/31/20			

<b>Exhibit No.</b>	<b>Description</b>	<b>Offered</b>	<b>Objection</b>	<b>Admitted</b>
CB06	Subordination Agreement between KBSIII 3003 Washington, LLC, Debtor and Capital Bank dated July, 2019			
CB07	Equipment Assets Not Scheduled (Summary Chart)			
CB08	Invoices to Support Equipment Assets Not Scheduled			

Capital Bank is not anticipating presenting other exhibits, other than as rebuttal or for impeachment purposes. Capital Bank reserves the right to supplement this Exhibit List, as necessary.

Dated: April 15, 2025

Respectfully submitted,

/s/ Catherine Keller Hopkin

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 15<sup>th</sup> day of April 2025, notice of filing Capital Bank's Witness/Exhibit List for April 22, 2025 Motion to Value Hearing ("List") was served by CM/ECF to those parties listed on the docket as being entitled to such electronic notices, which parties are identified on the attached service list; and a copy of the List was mailed first class, postage prepaid to the parties identified on the attached service list.

/s/ Catherine Keller Hopkin  
Catherine Keller Hopkin

**The following parties received  
CM/ECF notice of the filing:**

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**The following parties received notice  
of the filing by first-class mail:**

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